

Present: Tom Failla, Chairman, Jane Connolly, Vice Chairman, Jim Carlon, Britta Lerner, Don Saltzman, Ken Edgar

Absent: Sally Korsh

Also Present: Tracy Kulikowski, Land Use Director

Meeting digitally recorded

#### UPDATE ON THE STRATEGIC PLANNING COMMITTEE (J.CONNOLLY)

Jane Connolly, Vice chairman, gave an update on the Strategic Planning Committee, stating that about 40 people have expressed interest in serving and have been interviewed at Board of Selectmen meetings during the summer. At this point, no additional volunteers are being sought as the committee is limited to 15. Those who have come forward represent a good cross section of expertise needed. She said that she and Selectman Dennis Tracy, who is serving with her as co-chair of the committee, will meet in the near future to structure the work of the committee.

#### DISCUSSION: OPEN SPACE RESIDENTIAL DEVELOPMENT/CLUSTER HOUSING FOR SENIORS (KEN EDGAR)

Ken Edgar gave an update on Open Space Residential Development/Cluster Housing for Seniors (see attached Q & A) including a brief background on the Federal Housing for Older Persons Act ( HOPA) and discussed its main requirements. The commission agreed that research should continue into what other communities have done on this topic. Jim Carlon offered to assign someone from his office to work pro bono with him to gather more information.

#### DISCUSSION: SECTION 350 SIGNS

Jane Connolly gave an update on commissions plans to update its sign regulations and briefly discussed the U. S. Supreme Court decision in June on a case involving the town of Gilbert. The decision reviewed regulatory authority related to time, manner and place and content neutrality. Tom Failla said that until local regulations are updated enforcement letters regarding contractor signs will be sent on a case-by-case basis.

#### DISCUSSION: SECTION 341.1 PLACE OF WORSHIP

The members discussed the use of church kitchens for supplemental income involving their use as a commissary by caterers and food trucks. The Chairman and the Land Use Director will research how other communities handle this and report back.

#### DISCUSSION: KEEPING OF ANIMALS

Animal Control Officer Mark Harper asked that the commission develop regulations regarding the space required for keeping of large animals such as horses. Discussion followed as to whether the matter should be handled as an ordinance or under the health code. Commission members agreed that additional research is needed.

APPROVAL OF MINUTES:

The Chairman moved that the Commission approve the minutes of June 8, 2015. Vote 3-0 Ken Edgar and Don Saltzman abstained. They were absent from the June 9, 2015 meeting. Britta Lerner departed after the discussion church kitchens and was not present for the vote. Sally Korsh was absent.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on October 5, 2015